



# TOWN OF NORTON

## CAPITAL IMPROVEMENTS COMMITTEE

### MINUTES

Date: March 13, 2013      Time: 6:30 P.M.

Location: First Floor Meeting Room, Town Hall, 70 East Main Street, Norton, MA 02766

Members Present: Robert W. Kimball, Jr., George Burgess, Peter Carignan, and Michael D. Yunits

Members Not Present: Phillip Lynch

The meeting was called to order at 6:35 P.M.

Mr. Yunits advised the Committee that the Conservation Agent was unable to attend the meeting due to illness but had submitted a letter for discussion purposes. The Town Manager stated that the previous estimate to complete the dam from 2001 was \$825,000, so the Town should plan on at least \$1,000,000. The current concern is the elevation that the Town is allowed by right for the spillway.

#### Water and Sewer

Steven Wiseman, Water/Sewer Commissioner  
Luke Grant, Water/Sewer Commissioner  
Duane Knapp, Water/Sewer Superintendent  
Francis Yanuskiewicz, Engineer, Weston & Sampson

Mr. Yanuskiewicz reviewed the Water Capital projects. The design of a water treatment plant for Wells 4, 5, and 6 would cost \$400,000. Mr. Kimball asked whether water treatment could be regionalized. Mr. Wiseman responded that regionalization could not be done as they are all wells. Mr. Kimball inquired as to why the Town did not go out to bid with an RFP for design. Mr. Wiseman informed Mr. Kimball that the money was coming out of their reserve.

The Town Manager reminded the Committee members that the request for the \$8,000 compactor is under the \$10,000 limit. Mr. Knapp added that the compactor should come out since it was part of a machine that is not currently in the Capital Plan.

The discussion moved to the Sewer Capital projects, and Mr. Wiseman advised the Committee that the first two items (i.e. the Flight Grinder Pump Replacement [\$8,500] and the utility truck with crane installment [\$9,400]) were provided for in the Sewer Operation and Maintenance Budget.

Mr. Yanuskiewicz discussed the Mansfield Treatment Plant expansion expenses, adding that the single FY14 expense would be the Town of Norton's share of the Kok property acquisition in the amount of \$21,473. Mr. Burgess inquired about the Reilly property and the Town's right of first refusal. The Town Manager explained that the Town of Mansfield currently has a Purchase and Sale Agreement on the Reilly property and that there were concerns with the purchase and the ability to pay for it. Mr. Grant indicated that the Town needs to purchase the property to have an "upper hand" in negotiations on plant expansion.

The Town Manager asked what the issues are. Mr. Grant stated that he sees only two issues: future Operation and Maintenance costs and whether Wheaton College comes in under existing or new plant costs. When asked whether these items are all percentages, Mr. Grant stated that they are charging Norton more in

Operation and Maintenance costs in the future but the Town of Mansfield's costs go down. We need to gain an upper hand.

The Town Manager then asked if they had considered what would happen if the Town of Mansfield told Norton that it does not need the land, in Norton, because it can expand for Mansfield only using the Kok property. Then the Norton sewer users would be left with the obligation to pay for the land for a minimum of 10 years and then what would Norton do with the land since the Town cannot sell it for a profit for a non-public use.

**List of Documents and Other Exhibits used at Meeting:** Letter from Conservation Agent

There being no further business, a motion was made Bob Kimball and seconded by George Burgess to adjourn. The Committee voted to approve the motion (4-0).

The meeting was adjourned at 7:25 P.M.

Respectfully submitted,

CAPITAL IMPROVEMENTS COMMITTEE

  
Chairman

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Minutes Approved by Committee on: \_\_\_\_\_, 2013